



ALLOCATION OF ABSORPTION BY 2030 (RESIDENTIALLY INTENSIVE SCENARIO)

(Based on GMU's commercial forecast for 2030 (high) and an intense residential increase) **11-01-11**



Note: This map displays the Town Center and Wiehle Committee-recommended transit-oriented development (TOD) option FARs. The Herndon-Monroe area displays TOD option dwelling units. For the TC North related growth, see the 11-01-11 Task Force presentation for further information. See the 11-01-11 Task Force presentation for further explanation.

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Reston-Herndon SC Development Levels						
A	B	D	E	F	G	H
Gross Floor Area	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	BASELINE (light green areas only)	SCENARIO F (dark green hatched and solid areas only)	SCENARIO F + BASELINE (column E + F)	FCDOT ANALYSIS
Residential (Units)	5,860	20,160	8,100	45,575	53,675	45,927
Residential	5,860,000	24,192,000	8,099,650	54,690,000	62,789,650	55,111,980
Office	20,982,169	30,287,000	13,237,998	20,210,713	33,448,711	30,987,805
other non-residential	4,970,055	8,445,000	4,132,295	5,567,079	9,699,374	8,823,910
Non-Residential TOTAL:	25,952,224	38,732,000	17,370,293	25,777,792	43,148,085	39,811,715
TOTAL:	31,812,224	62,924,000	25,469,943	80,467,792	105,937,735	94,923,695

Note:

1. "Baseline" column (E) accumulates the development potential for parcels shaded light green, which includes existing development and major zoning approvals. In addition, the major zoning approvals have had an "x-factor" of approximately 20% applied (i.e., multiplied by 0.83). Therefore column E represents staff's estimate of future absorption for the parcels shaded light green.
2. "FCDOT Analysis" column is derived from the sum of development from columns E and F. Although an "x-factor" of approximately 20% is applied to certain areas within column F (i.e., multiplied by 0.83) to produce a likely development amount for analysis.

Reston TC Area Development Potential						
A	B	D	E	F	G	H
Gross Floor Area	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	BASELINE (light green areas only)	SCENARIO F (dark green hatched and solid areas only)	SCENARIO F + BASELINE (column E + F)	FCDOT ANALYSIS
Residential (Units)	3,298	8,160	5,538	23,677	29,215	25,190
Residential	3,298,000	9,792,000	5,537,650	28,412,400	33,950,050	30,227,580
Office	10,203,367	15,119,000	6,112,313	9,528,398	15,640,711	14,317,698
other non-residential	4,200,579	5,005,000	3,757,183	2,215,678	5,972,861	5,615,486
Non-Residential TOTAL:	14,403,946	20,124,000	9,869,496	11,744,076	21,613,572	19,933,184
TOTAL:	17,701,946	29,916,000	15,407,146	40,156,476	55,563,622	50,160,764

Note:

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3. For the impact analysis of this second scenario, the amount of development in the Town Center North area (location of INOVA and Fairfax County-owned property) has been increased from COG's Round 8.0 2030 level to better reflect the Town Center Subcommittee recommendations for this area (0.9 non-residential FAR & 2,000 d.u.s).

Wiehle Avenue Area Development Levels						
A	B	D	E	F	G	H
Gross Floor Area	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	BASELINE (light green areas only)	SCENARIO F (dark green hatched and solid areas only)	SCENARIO F + BASELINE (column E + F)	FCDOT ANALYSIS
Residential (Units)	0	5,280	0	18,471	18,471	15,331
Residential	0	6,336,000	0	22,165,200	22,165,200	18,397,200
Office	7,672,172	10,825,000	5,031,342	8,608,850	13,640,192	12,682,699
other non-residential	511,562	3,035,000	133,047	3,335,552	3,468,599	2,950,510
Non-Residential TOTAL:	8,183,734	13,860,000	5,164,389	11,944,402	17,108,791	15,633,209
TOTAL:	8,183,734	20,196,000	5,164,389	34,109,602	39,273,991	34,030,409

Note:

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Herndon-Monroe Area Development Potential						
A	B	D	E	F	G	H
Gross Floor Area	EXISTING	GMU 2030 (HIGH) + EXTRA 20% RESID.	BASELINE (light green areas only)	SCENARIO F (dark green hatched and solid areas only)	SCENARIO F + BASELINE (column E + F)	FCDOT ANALYSIS
Residential (Units)	2,562	6,720	2,562	3,427	5,989	5,406
Residential	2,562,000	8,064,000	2,562,000	4,112,400	6,674,400	6,487,200
Office	3,106,630	4,343,000	2,094,343	2,073,465	4,167,808	3,987,408
other non-residential	257,914	405,000	242,065	15,849	257,914	257,914
Non-Residential TOTAL:	3,364,544	4,748,000	2,336,408	2,089,314	4,425,722	4,245,322
TOTAL:	5,926,544	12,812,000	4,898,408	6,201,714	11,100,122	10,732,522

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